

Present: William J. Keller, Jr. (Chairman), Lisa Eggleston, Christopher Morely,
Michael Fee, Eric Poch (Associate), Jody Kablack (Planner) (8:10 p.m.)

Absent: Michael Hunter

The meeting was called to order at 7:50 p.m.

Discussion with Sudbury Historical Commission; Scenic Road Bylaw

Historical Commission Member Carole Wolfe discussed the proposed list of scenic roads for consideration at the 2003 Annual Town Meeting. She provided a list of roads being proposed per the Town Planner's request. The Historical Commission has presented this list to the Conservation Commission as well and they were pleased with it. Sudbury has a Scenic Road Bylaw but never designated any roads. The bylaw entails what is in a public way and does not involve private property. It attempts to make people more aware of tree cuttings and stone wall removal which are regulated in the bylaw.

Lisa Eggleston: The list of roads you prepared; is the public way width sufficient (in particular the older roads)?

Carole Wolfe: She believes they are. All but two of the roads listed are from the 1830 map; the other two are from the 1875 map. They are all historic with stone walls, older houses, scenic views or other scenic road criteria.

Michael Fee: The record for the scenic roads showed the 1979 Annual Town Meeting article was defeated. Do you know the reason it was defeated?

Carole Wolfe: Is not certain of the reason.

Lisa Eggleston: This falls within the Planning Board's jurisdiction. We would be required to hold public hearings. We would need to solicit support from the Historic District Commission; what would it factor?

Bill Keller: The Historic District would weigh in.

Carole Wolfe: The District is especially interested in the preservation of stone walls.

Bill Keller: We would want the Historical Commission at the public hearings. The issue goes to the heart of the Master Plan for preservation; community character.

Carole Wolfe: Does the Board have any questions on the roads listed?

Bill Keller: Would be most beneficial to put on as many streets as possible.

Lisa Eggleston: All inclusive, not solely interpretation.

Carole Wolfe: The state does not recommend too many roads. Basically the roads proposed are from 1830. There were a lot more in 1875; pressure now to widen roads due to increased traffic.

Lisa Eggleston: When it goes before Town Meeting in April, would the Historical Commission be present?

Carole Wolfe: Believes a joint presentation would be beneficial.

Bill Keller: Walkways are an issue also for preservation purposes.

Carole Wolfe: Especially an issue in regard to loss of stone walls.

Lisa Eggleston: The Town Engineer should be provided a copy of the list.

Jody Kablack: Will research the reason for rejection of article in 1979.

Michael Fee: Why is it so controversial?

Jody Kablack: Does not know; it only affects what is in a right-of-way. Stone walls are only protected if they are in a Historic District. Site distance problems do not justify removal of a stone wall, there are other alternatives.

Carole Wolfe: Concerned with the look of the town losing its character. Feels walkways and how they are done should be reviewed.

Jody Kablack: In general, trees should have more consideration. It would be more time consuming and cost money but it would be a worthwhile effort.

Eric Poch: A possibility to consider may be stone dust versus hot top.

Jody Kablack: This would be another process for the Planning Board to take on; the public hearings would most likely be controversial.

Lisa Eggleston: Agrees with that but it would also give the Planning Board recognition and room for creativity. A standard protocol as to how sidewalks are managed could be feasible. This issue does need to be mitigated and it should not be impossible to do so.

Christopher Morely: Feels this would add weight to what the Planning Board does.

Jody Kablack: Bill Place would be in front of us; we would be working closely with him. Suggests the Board wait on its decision until the next meeting. She needs to research further and also communicate with Bill Place.

The Planning Board gave the Historical Commission informal encouragement to continue their plans for scenic roads bylaw proposal.

Willis Hill II – Continue Public Hearing

Tom DiPersio of Thomas Land Surveyors did not present a formal plan but discussed the status of the subdivision to date. He referred to the Town Planner's memo dated June 4, 2002. The proposal is for the subdivision of 10 acres owned by Willis Hill Trust. The area is west of Willis Hill, south of Bryant and east of Cudworth. The proposal is to create 6 lots under the Flexible Development Special Permit bylaw. Under the conventional plan submitted, this is possible with each lot being within minimum area and frontage requirements; 40,000 square foot lots and 180 feet of frontage on each. From west to east there would be a connection of two roads and two corner lots on each side. The conventional plan did not itemize the percentage of wetlands which the applicant will do. They will submit a revised application as well.

Jody Kablack: There have not been any new submittals other than the updated title search.

Tom DiPersio: Reviewed the waivers requested for a Flexible Development which included:

- Location of trees greater than 8" within the right-of-way
- Environmental impact statement submission

- Maximum centerline grade
- Leveling area at intersections; would be 250' of roadway which would mean substantial grading or retaining walls.

The applicant showed a 9.75% grade slope and reduced leveling area. They could meet driveway requirements of one driveway, but not other. They may reconstruct that drive, have spoken with the Town Engineer. Existing grade versus proposed allows potential to be closer to driveway regulations. Test hole data has been provided.

Bill Keller asked if existing conditions (going up the intersection of Cudworth) were similar to what is being proposed.

Tom DiPersio: It almost mimics existing conditions. Site distance to the south is 225' and 350' to the North.

Jody Kablack: There is also a sidewalk on one side of the subdivision road.

Christopher Morely: What are the specs on the catch basins?

Tom DiPersio: The first catch basin is not on a slope, but the vertical curve will accommodate flow. There is curbing on the road.

Lisa Eggleston: Over a certain grade it has be to curbed. What about sheet flow?

Tom DiPersio: That is not necessary. Test hole data has been added and perc tests are also indicated (per Planners recommendation). Soils are too heavy to accommodate a lot of infiltration. The driveways of the two corner lots come out onto a private way; they brought the other two driveways onto Kendra.

Lisa Eggleston: A lot of grading onto properties – is it without a waiver?

Tom DiPersio: Yes. They finished the grade over the septic systems; 2,800 yards of fill per lot. Kendra is in fill section; 3,000 yards of fill to bring it up to grade. Groundwater at that height sets control for drainage.

Jody Kablack: What about the existing houses?

Tom DiPersio: Top of concrete may be 1-2' higher, not much grade change.

Jody Kablack: How will the grade change affect lot lines? Does not want sheet run-off towards existing houses on Willis Road.

Tom DiPersio: Run-off will not be directed towards existing houses.

Lisa Eggleston: Are the houses much bigger?

Tom DiPersio: They are schematic.

Jody Kablack: The subdivision lots are smaller lots; 30,000 versus 40,000 square feet.

Tom DiPersio: Regarding item #12 on the Planner's June 4 memo; the applicant said a walkway easement was conveyed on the opposite side. Will need to further research this matter.

Jody Kablack: Will look it up also, but believes the easement is for a different area of Willis Road.

Tom DiPersio: Item 15 on the memo of June 4 refers to a triangular shaped piece of land 40' in dimension – it's a dimension of record. The applicant has taken it off the plan.

Lisa Eggleston: Regarding the walkway and a letter the Board is in receipt of from Melina and Stephen Murphy dated November 1, 2002; is the walkway proposed from Bryant to Mossman?

Jody Kablack: It would be the more feasible location.

Lisa Eggleston: Pedestrian traffic is busiest from Bryant to Kendra – could the walkway plans be shifted northward? Could use pedestrian's concerns on Willis Road for leverage; it's all connected.

Tom DiPersio: Site evaluation is still being completed including amount of fill. They have a test hole in detention basin with data. Wetland border was confirmed.

Jody Kablack: The order of conditions is for the roadway not houses.

Lisa Eggleston: Where does the applicant get his fill?

Tom DiPersio: He buys his gravel; the fill is from a farm in Stow.

- Erosion controls are being added to the plan; marking limit of disturbance.
- Lot 9 (Kendra) erosion controls; 4 detention basins as well
- They will file a notice with Conservation
- Section 6 will address irrigation wells
- They need to review costs
- Bill Place needs to review site distance (Willis/Cudworth)

Jody Kablack: They have an extension deadline to 1/30/03. There is still much outstanding. Another public hearing session will be necessary. Road grade is a big issue. This hearing has been open since June, 2002 (submitted in February).

Lisa Eggleston: Are the abutters aware of status since it is so old?

Jody Kablack: Their conditions/concerns are on record. The Planning office will notify them when the new plan comes in.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing on the Willis Hill II Subdivision to January 22, 2003.

2003 Annual Town Meeting Articles

The Planner reviewed the articles for Town Meeting. Due to the absence of Board member Michael Hunter, the Planner deferred discussion on the Sign Bylaw.

The Board discussed Use Table Regulations and the ones which needed to be addressed. The Planner was particularly concerned with the Industrial District and its permitted uses being too restrictive. Board members discussed what is listed and what should be listed for uses. Included in the discussion was Zone II and hazardous wastes as well as the driving desire to rezone. The Planner opined rezoning in the Industrial Districts was necessary mainly for marketability purposes as well as inquiries being received on several industrial properties.

Eric Poch: What is the goal in this situation?

Lisa Eggleston: The primary objective is to clean-up inconsistencies from one zone to another.

Jody Kablack: By doing that, it allows more flexibility.

Lisa Eggleston: As an example, feels retail should be allowed in Industrial Districts.

Eric Poch: Does that create safety concerns by inviting retail businesses into an Industrial site?

Jody Kablack: Would like to add more industrial uses to the Limited Industrial Zone; more business to the Industrial Zone. Feels at present there is no initiative to make property marketable. Also should amend impervious surface limitation but cautious if a % is not put in, it may not work for businesses as intended.

Lisa Eggleston: Can meet stormwater maintenance system – the bylaw is aimed at being consistent with Zone II.

Mike Fee: With an ultimate cap it makes for absurd demands.

Discussion continued on stormwater upgrades, detention treatment and infiltration.

Lisa Eggleston: There are 2 separate issues:

- 1) impervious surface percentage
- 2) meeting State requirements

Any increase in impervious areas has to have flow retention, water quality treatment, erosion control sediments and Phase II State regulations for towns to comply with for zoning permits.

The Town Planner will summarize material for Board to be better able to discuss further.

Northwood at Sudbury – Request for Extension

On motion duly made and seconded, it was unanimously:

VOTED: To approve the extension request for the Water Resource Special Permit and the Subdivision Decision for two years to December 14, 2004.

Goodnow Farm Subdivision

On motion duly made and seconded, it was unanimously:

VOTED: To release Lot 10 on Camperdown Road from the Covenant.

The Town Planner will have the bond on December 11, 2002.

Woodside Estates

On motion duly made and seconded, it was unanimously:

VOTED: To accept the Cash Maintenance Bond in the amount of \$5,000 for Woodside Estates.

Mercury Estates

On motion duly made and seconded, it was unanimously:

VOTED: In consideration of a cash bond to conditionally set the bond amount to the Town Engineer's recommendation (\$6,500.00).

On motion duly made and seconded, it was unanimously:

VOTED: In consideration of a cash bond to conditionally accept the bond amount to the Town Engineer's recommendation.

On motion duly made and seconded, it was unanimously:

VOTED: In consideration of receipt of a cash bond to conditionally release the lots from Covenant.

Antique Circle

The Board was in receipt of a letter from Mr. and Mrs. Smith dated November 9, 2002.

The Town Planner informed the Board the Town Engineer met with the builder after the Board voted the Decision for Antique Circle. The Town Engineer has assured the Planner the Rodman's driveway design will empty out into the catch basin. Paving will be done as required.

ANRs

Applicants: John & Marian Johnson; one new building lot.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR Plan of Land for 189 Landham Road.

There being no further business, the meeting was adjourned at 10:15 p.m.